



Housing Element Update

2021 - 2029

A San Diego backyard shed is for rent for \$1,050 a month

By Gabrielle Sorto, CNN
 Updated 7:17 AM ET, Thu October 3, 2019



- More from CNN
- Police believe they found remains of missing 3-year-old
 - Singer stands up to heckler who told her to take shirt off



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San Diego again has 4th-largest homeless population in nation



The U.S. Department of Housing and Urban Development reported that San Diego's homeless population is the fourth-highest in the nation, a position the county has held since 2003. Above, a volunteer participates in the annual homeless count taken each January. (File photo)

By GARY WARTH DEC. 11, 2018 | 5:55 PM



More Than Half Of San Diego County Renters Are Burdened By Housing Costs

Thursday, January 3, 2019
 By Jill Castellano / inewssource



Above: Apartments in the San Diego neighborhood of Talmadge are shown on Jan. 2, 2019.
 San Diego County is one of the least affordable places to live in America, and renters know it.
 In 2017, 57 percent of the county's renters were considered burdened by their housing costs, meaning they spent 30 percent or more of their income on rent and utilities. The figures come from data recently released by the Census Bureau's American Community Survey.

Daily News

Housing Crisis: "Robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives."

POLITICS

More Californians are considering fleeing the state as they blame sky-high costs, survey finds

PUBLISHED WED, FEB 13 2019 8:00 AM EST | UPDATED THU, FEB 14 2019 4:27 PM EST



Jeff Daniels
 @JEFFDANIELSCA

HOUSING CALIFORNIA DREAM THE HIGH COST OF HOUSING BY MATT LEVIN PUBLISHED: AUGUST 25, 2019

Nearly 40 percent of young adult Californians live with their parents. Here's everything to know about them

Many, Many New Housing Laws

- Increase and preserve housing **supply** and **affordability** (for lower income)
- Strengthen **planning for, and production**
- **Streamline and reduce barriers**
- Strengthen **enforcement and accountability** of local jurisdictions
 - *Attorney General and Monetary Penalties*
- Some **Carrots**: funding, availability of excess State property

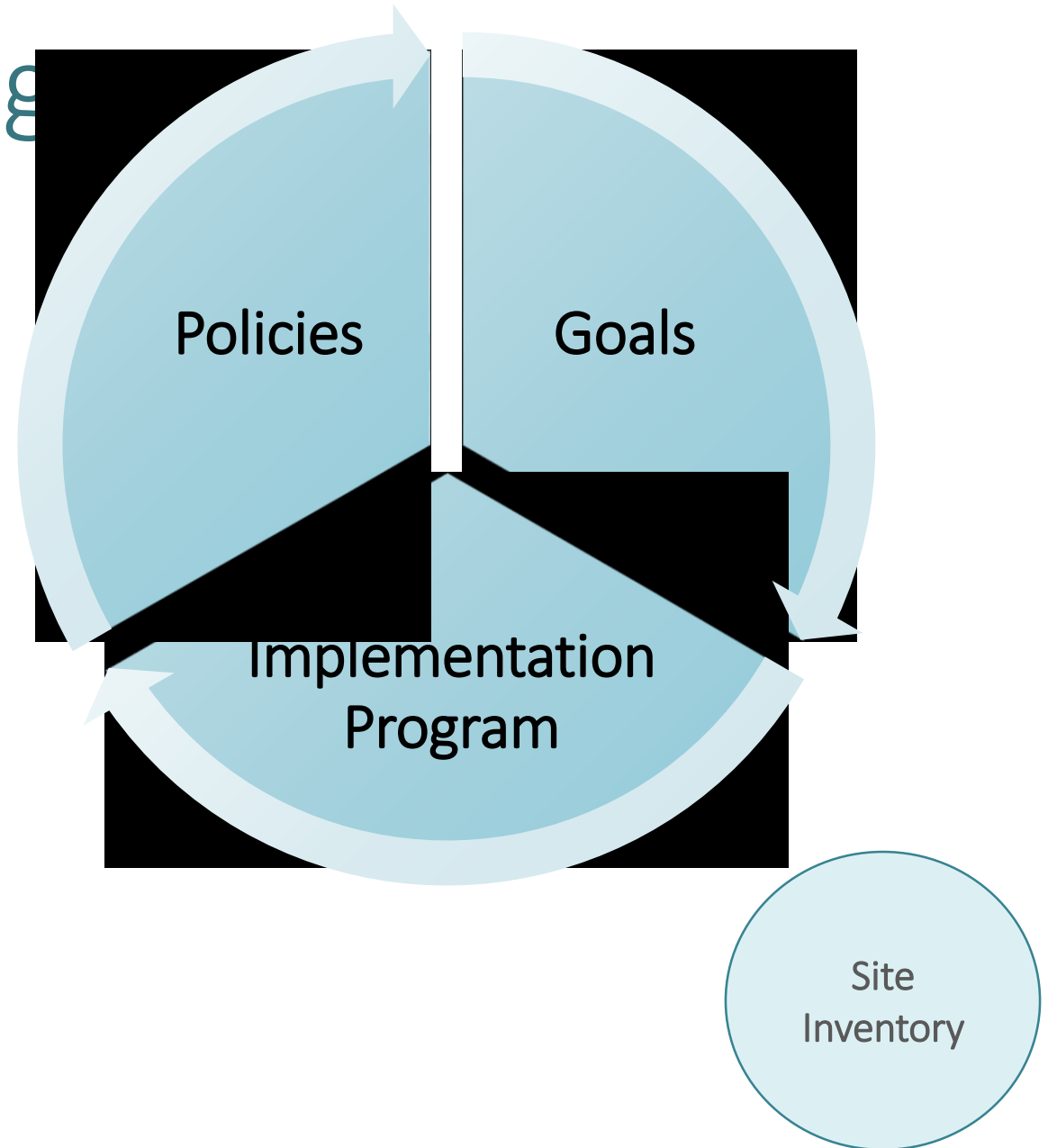
*Construct 3.5M new homes by 2025
(25% increase)*



The Future of Planning

What is the Housing Element?

- Provides Goals, Policies and Programs
 - *Guide future housing growth for an 8-year period*
 - *Address unmet housing needs of and its share of the Regional Housing Needs with land available*



Income Level	RHNA Allocation by Level	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA (2019-2021)
Very Low	3,209	69			22			91	3,118
Low	2,439	371			186			557	1,882
Moderate	2,257	302	11		2	13		328	1,929
Above Moderate	4,956	2,300	956	689	849	1,043	1,777	7,614	-2,658
TOTAL	12,861	3,042	967	689	1,059	1,056	1,777	8,590	4,271

Past Performance RHNA
5th Cycle (2013-2020)

Regional Housing Needs Allocation (RHNA)

6th Cycle (2021-2029)



171,684 dus

Transit
– 65%

Jobs –
35%

Jurisdiction	TOTAL		VERY LOW		LOW		Moderate		Above Moderate	
	No.	%	No.	%	No.	%	No.	%	No.	%
Carlsbad	3,873	2.3%	1,311	33.8%	784	20.2%	749	19.3%	1,029	26.6%
Chula Vista	11,105	6.5%	2,750	24.8%	1,777	16.0%	1,911	17.2%	4,667	42.0%
Coronado	912	0.5%	312	34.2%	169	18.5%	159	17.4%	272	29.8%
National City	5,437	3.2%	645	11.9%	506	9.3%	711	13.1%	3,575	65.8%
San Diego	108,036	62.9%	27,549	25.5%	17,331	16.0%	19,319	17.9%	43,837	40.6%
San Marcos	3,116	1.8%	728	23.4%	530	17.0%	542	17.4%	1,316	42.2%
Santee	1,219	0.7%	406	33.3%	200	16.4%	188	15.4%	425	34.9%
Unincorporated	6,700	3.9%	1,834	27.4%	992	14.8%	1,165	17.4%	2,709	40.4%
REGION	171,685	100.0%	42,332	24.7%	26,627	15.5%	29,734	17.3%	72,992	42.5%

City of Chula Vista's 6th Cycle RHNA Allocation (2021-2029)



171,684 dus

Transit
65%

Jobs
35%

Income Category	No.	%
Extremely Low (0-30% of AMI) and Very Low (0-50% of AMI)	2,750	25%
Other lower (51-80% of AMI)	1,777	16%
Moderate (81-120% of AMI)	1,911	17%
Above Moderate (>120% of AMI)	4,667	42%
TOTAL UNITS	11,105	100%



Between 0.1 acre and 10 acres



30 dwelling units per acre and above for Low Income units



Identified in 2 previous Housing Elements & not developed can't count

6th Cycle Site Inventory – New Requirements



6th Cycle Site Inventory Strategy

Goal: To Meet the Allocation Numbers as Closely as Possible

- Don't count if it wasn't likely to occur within the 6th Cycle
 - *Villages 9 and 10 as well as the University Innovation District)*
- Include all sites/yields that were only in the 5th Housing Element Cycle
- Reduce approved SPA units to 30 dwelling units per acre to minimize future 'No Net Loss Findings
- Include projects that were recently approved
 - *Meta in Village 8 West, Anita Street Apartments and Bonita Glen*
- Lower Income units balanced on Transit Focus Area sites
 - *E Street, H Street and Palomar Trolley Station parking lots*

6th Cycle Site Inventory (RHNA)

- Appendix C and H of Housing Element
- Identifies sites by APN to support RHNA of 11,823 total units (+718 units)
- 4,527 Lower Income Units
 - 3,031 in the Eastern Chula Vista
 - 1,496 in Western Chula Vista
- 7,296 Moderate and Above Moderate Units
 - 5,880 in Eastern Chula Vista
 - 1,416 in Western Chula Vista





Quantitative Data Analysis
Demographics (People &
Housing Stock)

+

Qualitative Analysis
Values of Community

Policies and Programs

Address important housing-
related needs

**Must address State law
requirements**

Commits the City

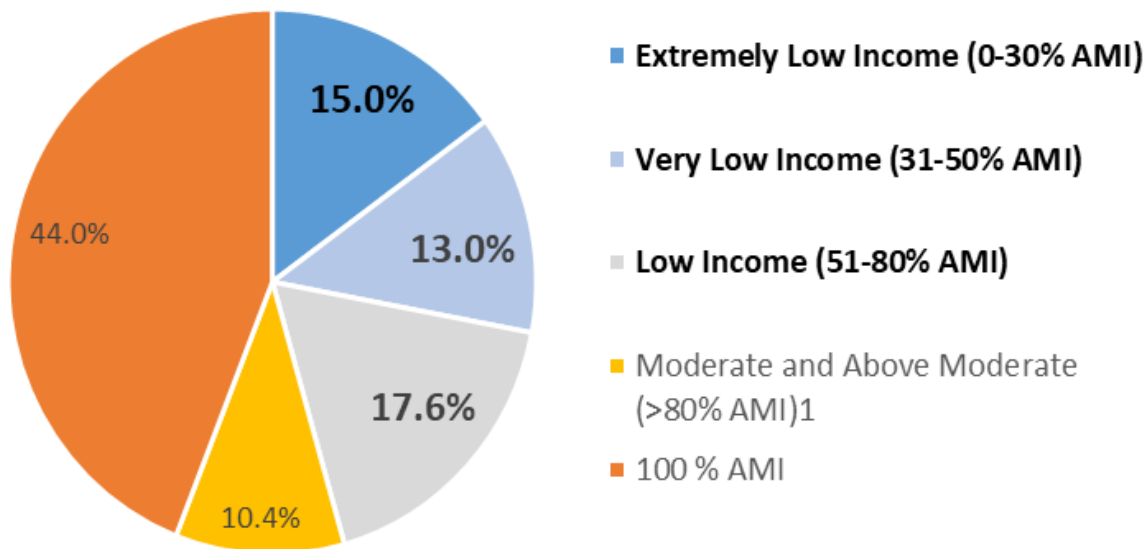
Establish realistic timeframes

The **BOX** you must work
within

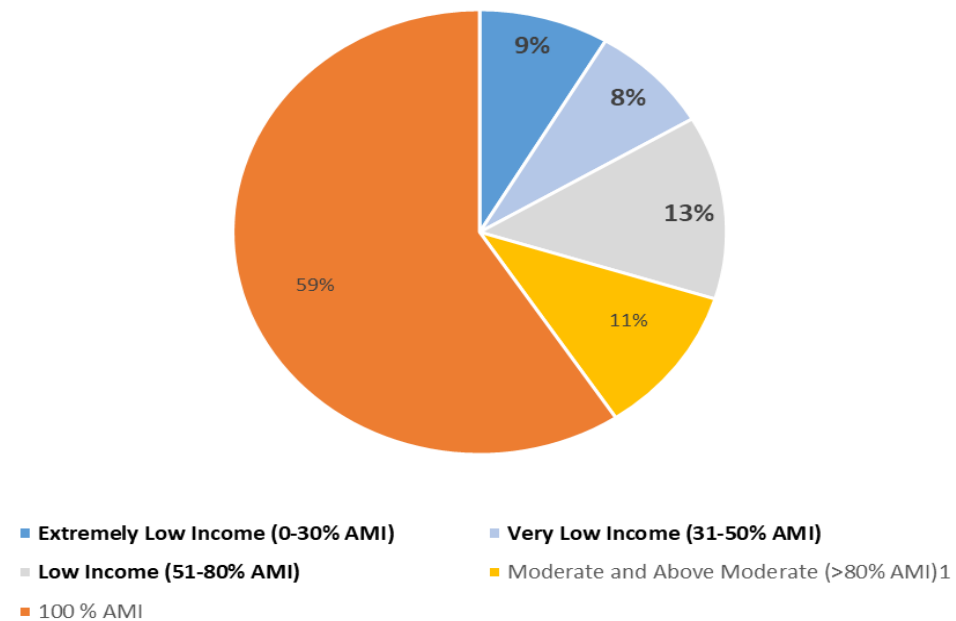
Key Findings

What we learned

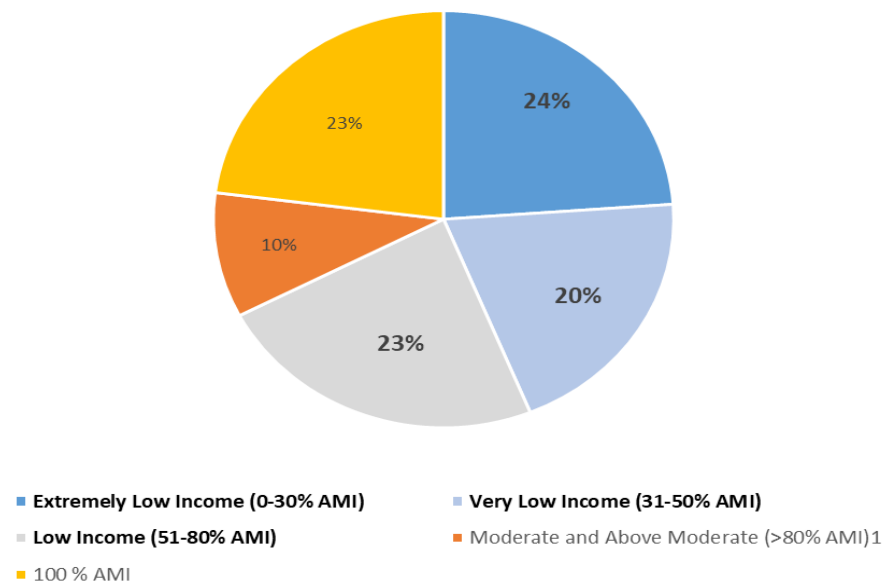
Households by Income Level



Owner Households by Income Category



Renter-Households by Income Category



WEST of I-805

Majority Lower-Income

Predominately renter-occupied households

Varied & aging housing stock

EAST of I-805

Higher median household income

Predominately owner-occupied households

Majority single family housing

Newer housing stock

Affirmatively Furthering Fair Housing... "taking meaningful actions ... that overcome patterns of segregation and foster inclusive communities" and "address significant disparities in housing needs and in access to opportunity."



Discussion

Goals: What's your vision for Chula Vista

Policies: Specific statements that will guide decision-making

Programs: Core of the City's housing strategy

Goal 1: Promote Housing that Helps to Create Safe, Livable, and Sustainable Neighborhoods

Policies & Programs

Continuing	Preservation and improvement of housing through rehabilitation, enforcement, energy efficiency and conservation measures, inspection programs and neighborhood revitalization.
<i>New</i>	<i>Regulations for short term vacation rentals in residential zones as a means to preserve the City's long term housing stock.</i>

Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs

(Type, size, ownership level, and income levels)

Policies & Programs	
Revised	Finding opportunities to modify Zoning Code, processing times, electronic submittals, streamlining to provide certainty & flexibility
New	<p><i>"No Net Loss" Senate Bill (SB) 166</i></p> <ul style="list-style-type: none"> <i>Monitoring/tracking of residential developments and acreage</i> <i>Required findings if developed at less than the capacity</i> <i>Housing impact statements</i> <i>Housing density minimums</i>
	<i>Explore the use of land zoned for community purpose facilities for affordable housing</i>
	<p><i>SB 35, AB 2162 and AB 101</i></p> <p><i>Streamlining ("by right") of the approval for projects:</i></p> <ul style="list-style-type: none"> <i>At least 50% of the units as affordable</i> <i>Supportive housing projects</i> <i>Low barrier navigation centers for the homeless</i>

Goal 2: Facilitate the Construction and Provision of Quality Housing to Meet the City's Diverse Needs

(Type, size, ownership level, and income levels)

Policies & Programs

New

AB 671 (ADU Programs)

- *Outreach of the ADU process*
- *Monitoring and mid-cycle review of ADUs built*
- *Explore permit ready plans*
- *Amnesty program for existing ADUS*
- *Movable Tiny Houses*
- *Financial assistance for lower income households*

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity

Policies & Programs

Revised

- Review of the Balanced Communities policy
- Increase in the requirement threshold of applicability
 - Update of in-lieu housing fee
 - Adoption of an Ordinance
- AB 1763 and AB 2345 (Density Bonus)
- Student housing
 - Near transit parking reductions
 - 100% affordable housing
 - Changes in density/incentives allowed

Goal 3: Create opportunities for affordable housing, particularly in vulnerable areas AND in areas of opportunity

Policies & Programs

NEW

SB 330 (Replacement Housing)

Replace like for like when demolishing for last 5 years

- *Restricted & Rent Controlled (State Rent Control)*
- *Relocation*
- *First right of refusal for displaced tenants*

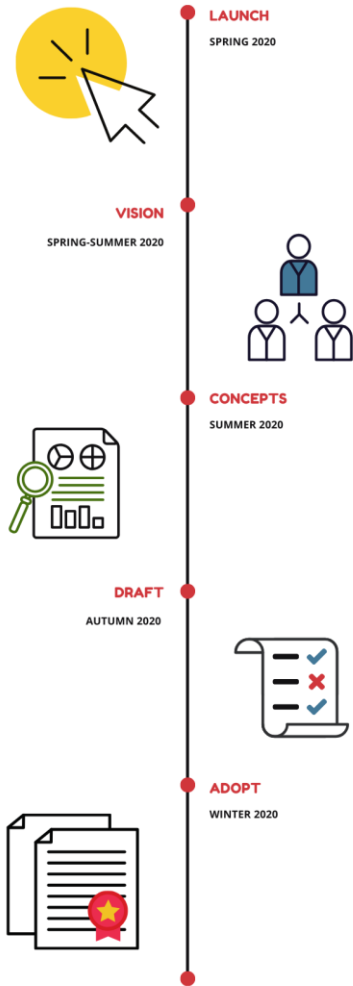
Goal 4: Promote equitable and accessible housing options and resources available.

(Education/Outreach)

Policies & Programs	
Continuing	Maintaining resources available and communicating and providing information in accessible places and language and collaborating with others to provide info
	Issuance of Bonds and availability of all local funds for production and maintenance of affordable housing
	Public input and participation in housing policies and programs
New	<i>Environmental Justice Element as an additional Element</i>
	<i>Work with the community to achieve community support</i>

Next Steps

HOUSING ELEMENT UPDATE PROCESS



DATE	Milestone
February 24	Planning Commission/Housing Advisory Commission
February 26	HCD submittal for review
Summer 2021	HCD completes review Staff to revise, if necessary
July 2021	City Council (<i>pending HCD review</i>)
August 2021	DEADLINE for CC Approval

For more Information and to Contact Us:



Call

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